133.A	0001	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	773,700	/	773,700
USE VALUE:	773,700	/	773,700
ASSESSED:	773,700	/	773,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		PLYMOUTH ST, ARLINGTON

OWNERSHIP

Unit #: 15

Owner 1:	MOHAN JAMES III
Owner 2:	MOHAN ASHLEY
Owner 3:	
Street 1:	15 PLYMOUTH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SAVATH KUY/KATHY P -
Owner 2:	-
Street 1:	15 PLYMOUTH STREET UNIT 15
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1913, having primarily Vinyl Exterior and 1888 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	770,400	3,300		773,700
Total Card	0.000	770,400	3,300		773,700
Total Parcel	0.000	770,400	3,300		773,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.80 | /Parcel: 409.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	272520
GIS Ref	
GIS Ref	
Insp Date	11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.A-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	758,900	3300	.		762,200	762,200	Year End Roll	12/18/2019
2019	102	FV	674,500	3300	.		677,800	677,800	Year End Roll	1/3/2019
2018	102	FV	597,000	3300	.		600,300	600,300	Year End Roll	12/20/2017
2017	102	FV	544,500	3300	.		547,800	547,800	Year End Roll	1/3/2017
2016	102	FV	544,500	3300	.		547,800	547,800	Year End	1/4/2016
2015	102	FV	495,300	3300	.		498,600	498,600	Year End Roll	12/11/2014
2014	102	FV	472,800	3300	.		476,100	476,100	Year End Roll	12/16/2013
2013	102	FV	472,800	3300	.		476,100	476,100		12/13/2012

!15318!

PRINT

Date	Time
12/11/20	05:03:19

LAST REV

Date	Time
11/08/18	15:33:29
danam	
15318	

USER DEFINED

Prior Id # 1:	85295
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAVATH KUY/KATH	69362-49		5/31/2017		690,000	No	No		
15-17 PLYMOUTH	46676-200		12/16/2005	Family	519,000	No	No		
15-17 PLYMOUTH	46667-464		12/15/2005			No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2015	675	Alterati	30,336		6/16/2015			Renovate bathroom.
7/20/2007	606	New Wind	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Measured	DGM	D Mann
6/29/2015	Info Fm Prmt	PC	PHIL C
6/12/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7784																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	66.699996948
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.20614409
Const Adj.:	1.00989902
Adj $ / SQ:	359.335
Other Features:	90663
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	807541
Depreciation:	37147
Depreciated Total:	770394

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
GLA: 1888,

Sum Area By Label :

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	377.30
Special Features:	0	Val/Su Net:	408.05
Final Total:	770400	Val/Su SzAd	408.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,888	359.330	678,424

Net Sketched Area:	1,888			Total:	678,424
Size Ad	1888	Gross Are	1888	FinArea	1888

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 133.A-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1930	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300

IMAGE

AssessPro Patriot Properties, Inc